



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

SUBDIVISION COMMITTEE REPORT

PROJECT NUMBER

R2014-00025

HEARING DATE

TBD

REQUESTED ENTITLEMENTS

Vesting Tentative Tract Map No. 072630
Conditional Use Permit No. 201400001
Oak Tree Permit No. 201400002
Environmental Assessment No. 201400002

OWNER / APPLICANT

Claremont Homes

**MAP/EXHIBIT
DATE:**

01/07/14

**SCM REPORT
DATE:**

02/06/14

SCM DATE:

02/13/14

PROJECT OVERVIEW

Vesting Tentative Tract Map would create 53 single-family residential lots and two (2) flood control lots on 168.73 gross acres. The applicant also requests a conditional use permit (CUP+) for grading and hillside management, as the project would grade more than 100,000 cubic yards (1.7 million cubic yards proposed) and the proposed number of dwelling units exceeds the low-density threshold of 13 units within a rural hillside management area. An oak tree permit is also required for the proposed removal of 32 oaks. The majority of the project site (77 percent) is composed of slopes between 25 and 50 percent or greater. The site would be accessed by a system of future streets connecting to Hasley Canyon Road to the north and Hidden Valley Court to the south.

MAP STAGE

Tentative: Revised: Amendment: Amended : Modification to : Other:
Exhibit %A+ Recorded Map

MAP STATUS

Initial: 1st Revision: 2nd Revision: Additional Revisions (requires a fee):

LOCATION

Hasley Canyon Road and Burlwood Drive, Castaic

ACCESS

Hasley Canyon Road (via Burlwood Dr.), Hidden Valley Ct.

ASSESSORS PARCEL NUMBER(S)

3247-029-017; 3247-033-004; 3247-037-017;
3247-052-003; 3247-052-004

SITE AREA

168.73 acres (gross)

GENERAL PLAN / LOCAL PLAN

Santa Clarita Valley Area Plan

ZONED DISTRICT

Castaic Canyon

SUP DISTRICT

5

LAND USE DESIGNATION

RL20 (Rural Land 20- 1 dwelling unit/20 gross acres);
RL2 (Rural Land 2- 1 dwelling unit/2 gross acres)

ZONE

A-2-2 (Heavy Agricultural- Two Acre Minimum Required Lot Area)

**PROPOSED DWELLING
UNITS (DU/AC)**

53 units (0.3 DU/AC)

**MAX DENSITY/UNITS
(DU/AC)**

67 units (0.4 DU/AC)

COMMUNITY STANDARDS DISTRICT

Castaic Area CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Pending Initial Study

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

<u>Department</u>	<u>Status</u>	<u>Contact</u>
Regional Planning	Hold	Tyler Montgomery (213) 974-6433 tmontgomery@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Cleared	Sheela Mathai (213) 351-5121 maths@parks.lacounty.gov
Public Health	Hold	Thao Komura (626) 430-5382 tkomura@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUSTentative Map Revision Required: Reschedule for Subdivision Committee Meeting: Exhibit Map/Exhibit ~~Map~~ Revision Required: Reschedule for Subdivision Committee Reports Only: Revised Application Required: Other Holds (see below): **REGIONAL PLANNING ADDITIONAL COMMENTS**Tentative Map:

1. It is strongly recommended that this project be redesigned to comply with the following:
 - a. Policy LU-1.3.3 of the Santa Clarita Valley Area Plan discourages development on ridgelines and lands containing 50% slopes. Approximately 70 percent of the 55 lots and most of the roads propose grading of 50% slopes. Redesign project to eliminate or minimize development on land with slopes of 50% or greater. This may necessitate eliminating some of the proposed lots.
 - b. Redesign project to avoid oak trees whenever possible. Currently, 32 of the 43 oak trees on the project site are proposed for removal. In addition, Burlwood Drive is proposed for a location that may contain Oak Woodland, which is a habitat of special concern to the State of California.
2. Clarify whether proposed roads are public, private, and/or future streets. If the existing portion of Burlwood Drive and/or the future portion of Hidden Valley Court are not public streets, provide proof of access easements.
3. Because the project proposes more than 50 residential lots, it is required to include dedicated park space, per County Code Section 21.24.350(B). The Castaic CSD requires that, to the greatest extent possible, 90 percent of new lots be located within one-half mile of a community park at least two acres in area (County Code Section 22.44.137[D][4]).
4. Lot 20 is less than the minimum required area of two acres for the A-2-2 Zone.
5. Portion of lots 2, 42, 43, 48, 49, 50, 51, and 52 are within a restricted use area. This area was recorded on the site as a condition of Tract 34170 due to the potential for geological hazard. The Department of Public Works must clear this area for geologic hazards prior to map approval.
6. An additional lot to the north of Lot 18 appears only on the tentative map. Either designate the purpose of this lot or depict it as it appears on all other maps as a portion of Lot 18.
7. The continuation of ~~Map~~ Street south of the project site is depicted as a future street. Delete this extension or include the property as part of the project proposal.
8. Accurately depict the canopy and protected zone of all oak trees on the project site, and note whether they are to remain or to be removed.
9. Width and design of street sections must be modified to comply with requirements of the Castaic Area CSD (County Code Section 22.44.137[D][2]) unless the departments of Public Works and/or Fire determine that alternative designs are necessary for public safety.
10. Include net area within general notes.
11. Plan notes indicate the removal of 27 oak trees, while the oak tree permit indicates the removal of 32 oak trees. Please revise notes to reconcile.
12. Include calculation of open space, which must be 70 percent of the total net area.
13. Include calculation of grading numbers.

Exhibit ~~Map~~ Maps:

1. Please label sheets 2 and 3 as ~~Map~~ Exhibit ~~Map~~.
2. Include calculation and labeling of open space, which must be 70 percent of the total net area.
3. Include calculation of grading numbers.
4. Accurately depict the canopy and protected zone of all oak trees on the project site, and note whether they are to remain or to be removed.
5. The continuation of ~~Map~~ Street south of the project site is depicted as a future street. Delete this extension or include the property as part of the project proposal.
6. Include conceptual footprints and access for all non-custom residences.
7. Include conceptual landscape plan for common or open space areas not proposed to remain in a natural state, per Section 22.56.215(J)(1)(b) of the County Code.
8. Include exterior elevation drawings indicating building heights and major architectural features for non-custom residences, per Section 22.56.215(J)(1)(e) of the County Code.
9. Include net and gross areas within general notes.

10. Include owner/developer information and site address.
11. Design of terraces, drains, and landscaping must comply with the requirements of the Castaic Area CSD (County Code Section 22.44.137[D][5]).

Slope Density Map:

1. Recolor map to the traditional green-yellow-red gradient.
2. Include calculations for low-density threshold, which totals 13.4 dwelling units for this rural hillside management area.
3. Include calculation and labeling for open space, which must total 70 percent of the total net area.

Administrative:

1. Provide Regional Planning with copies of all reports given to the Department of Public Works in order to facilitate CEQA review.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) An approved hydrology report. Please see attached Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- (2) Please see attached Hydrology review sheet (Comments 4 and 5) for comments and requirements.
- (3) An approved engineering geology and soils report. Please see attached Geologic and Soils review sheet (Comments 1 and 5) for comments and requirements.
- (4) An approved geotechnical report. Please see attached Geologic and Soils review sheet (Comments 2, 3, 4 and 6) for comments and requirements.
- (5) Please see attached Grading review sheet (Comments 2 to 7) for comments and requirements.
- (6) An approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements. The traffic study shall be submitted directly to Public Works for review and approval and a review fee is also required.
- (7) Please see attached Road review sheet (Comments 2 and 3) for comments and requirements.
- (8) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- (9) Obtain a will serve letter from the Los Angeles County Sanitation district for the discharge of sewer into the sewers trunk line. Please see attached Sewer review sheet (Comment 2) for comments and requirements.
- (10) Provide a "Will Serve Letter" from the water purveyor. Please see attached Water review sheet (Comment 1) for comments and requirements.

- (11) A revised tentative map and a revised exhibit map are required to show the following additional items:
- a. Provide a north arrow for the vicinity map.
 - b. Provide the number "0" in front of the subject tract. All tract number shall be "TR 072630".
 - c. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment. If there are no existing on-site public and private easements, add the annotation "No existing on-site public and private easements" on the tentative map.
 - d. Please see attached Hydrology review sheet (Comment 2) for comments and requirements.
 - e. Please see attached Grading review sheet (Comment 1) for comments and requirements.
 - f. Please see attached Road review sheet (Comment 4) for comments and requirements.
 - g. Please see attached Sewer review sheet (Comment 3) for comments and requirements.
 - h. Please see attached Water review sheet (Comment 2) for comments and requirements.
- (12) Provide grading volumes on the tentative map as shown in the Land Division Application.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
HYDROLOGY UNIT

TRACT MAP NO. 072630

TENTATIVE MAP DATED 01/07/2014
EXHIBIT MAP 01/07/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Prior to tentative map approval for drainage, submit a revised tentative map showing and calling out all debris desilting areas and desilting drainage devices. Identify whether publicly or privately maintained.
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).
4. Prior to tentative map approval for drainage, submit easement documents for all proposed offsite publicly maintained facilities.
5. A Drainage Benefit Assessment Area (DBAA) will be required to fund the ongoing operation, maintenance, and replacement (if required) of the proposed publically maintained water quality devices.

Reviewed by _____

Andrew Ross

Date 01/28/2014 Phone (626)458-4921

**County of Los Angeles Department of Public Works
 GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
 GEOLOGIC AND SOILS ENGINEERING REVIEW SHEET
 900 So. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925**

DISTRIBUTION
 ___ Geologist
 ___ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 72630 TENTATIVE MAP DATED 1/7/14 (Tentative)
 SUBDIVIDER Claremont Homes LOCATION Hasley Canyon
 ENGINEER SRC West, Inc.
 GEOLOGIST _____ REPORT DATE _____
 SOILS ENGINEER _____ REPORT DATE _____

The Regional Planning Commission, developer, and engineer are advised that:

PRIOR TO RECOMMENDING APPROVAL OF THE TENTATIVE TRACT OR PARCEL MAP:

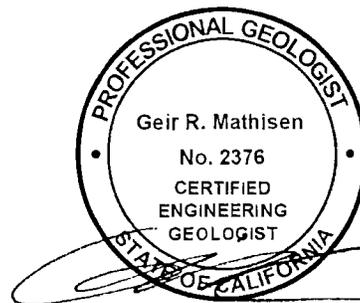
1. Provide an engineering geology and soils report, with sufficient subsurface exploration data, pertinent test results and analyses, which addresses and evaluates the site and the proposed development. The report must comply with the provisions of "Manual for Preparation of Geotechnical Reports" prepared by County of Los Angeles, Department of Public Works. The Manual is available on the Internet at the following address: <http://dpw.lacounty.gov/gmed/manual.pdf>
2. Based on the State of California Seismic Hazard Maps, the subject site is located in an area with a potential for liquefaction and may be subject to secondary effects of seismic shaking. In accordance with California Public Resources Code § 2697 and California Code of Regulations § 3724, prior to the approval of a project in a seismic hazard zone, a geotechnical report defining and delineating any seismic hazard must be submitted for review and approval. The report must address the potential for liquefaction and ground failure, and must comply with the provisions of the "Manual for Preparation of Geotechnical Reports" prepared by the County of Los Angeles, Department of Public Works, (available on the internet at <http://dpw.lacounty.gov/gmed/manual.pdf>), and DMG Special Publication 117. Provide this office with two (2) original copies of the report for review and distribution to the State of California.

All parameters and data utilized in the liquefaction analysis must comply the requirements of the Geotechnical and Materials Engineering Division's Administrative Manual memo G045.0.

3. Provide chemical test results (sulfate, chloride, resistivity, etc.) for the on-site soils to address the presence of chemicals deleterious to construction materials and utility lines. Recommend mitigation as necessary.
4. Show the following on the geotechnical map:
 - a. Existing and proposed grades.
 - b. Approximate limits and depth of removal and recompaction of unsuitable soils, if applicable.
 - c. Location of "Restricted Use Areas", if applicable.
5. The soils engineer must sign, stamp, and indicate the date of registration expiration on the soils report and all addenda. Original manual signature and wet stamp are required.
6. Effective August 1, 2006, all geotechnical reports submitted for review must include an electronic copy of the report on a CD in Adobe® Portable Document Format (PDF). The electronic version shall include an electronically generated representation of the licensee's seal, signature, and date of sealing or signing. This project cannot be approved until this requirement has been met. The submittal in response to this review must include a CD containing an electronic version of the original report and the supplemental report in response to this review.

NOTE: Provide a copy of this review sheet with your resubmittal.

Prepared by _____



Geir Mathisen
 Geology Section

Date 1/27/14

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
 - a. Earthwork volume, including cut, fill, import, and export, as applicable.
 - b. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site..
 - c. Indicate maintenance responsibilities for all drainage devices.
 - d. Indicate maintenance responsibilities for all slopes to be landscaped per grading ordinance (J110).
 - e. Provide the date of the Aerial Topography.
 - f. Protect manufactured slope against debris flow.
 - g. Show and call out subdrains.
 - h. Show all oak tree #s and its disposition.
 - i. Identify the maintenance responsibility of the bulk flow inlet in Lot 40.
 - j. Identify the maintenance responsibility of all proposed SD.
 - k. Provide an access to Lot 53.
 - l. Identify the kind, size, and maintenance of the drainage system in Lot 33.
 - m. Provide slope setback at the tract boundary in Lot 9.

- n. Provide complete grading for E Street at the tract southern boundary to grade for the road. There is 60' difference in elevations between the existing and proposed grades..
2. Approval of the latest hydrology/Low Impact Development (LID) plan approved by the Storm Drain and Hydrology Section of Land Development Division.
3. Secure the right to construct the proposed offsite publicly maintained improvements prior to tentative map approval, e.g. Hidden Valley Court at the southerly boundary, Burlwood Dr at the northerly boundary.
4. Label all the fire lanes on the tentative map.
5. All privately maintained Storm Drain that convey debris flow should be designed to provide self-cleaning velocity with a min slope 5%.
6. Add as a condition of approval: "All slopes higher than 5' will be maintained by HOA".
7. As a condition of approval a drainage acceptance covenant will be required from the owner of property APN 3247-037-067 east of the project.

Name Nazem Said  Date 1/21/2014 Phone (626) 458-4921

P:\dpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072630\SUB 072630\2014-01-08 TTR 072630 SUBMITTAL\2014-01-07
TTR 072630 Grading

NO.	REVISION DESCRIPTION	BY	DATE



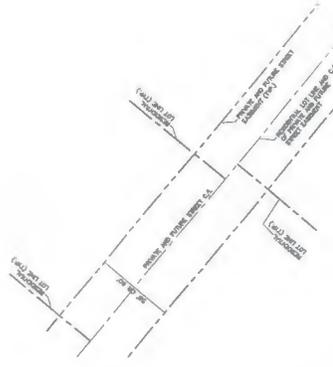
VESTING TENTATIVE MAP
TRACT NO. 72630
S R C WEST, INC. SURVEYING
 2937 RIE CANYON ROAD, SUITE 201, SMITH CLARK, CA 91356
 Phone: (818) 257-8970, Fax: (818) 257-8977

DESIGNER: JG
 DRAWN: JSPENCE
 CHECKED: HM
 SUPERVISED: HM
 DATE: 12-30-13
 SCALE: 1" = 100'
 JOB NUMBER: 944-002



PARCHER UNIVERSITY
 REG. NO. 60000
 DATE

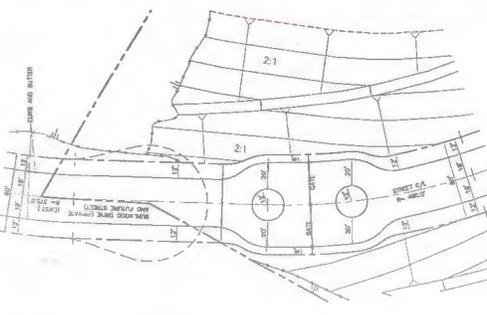
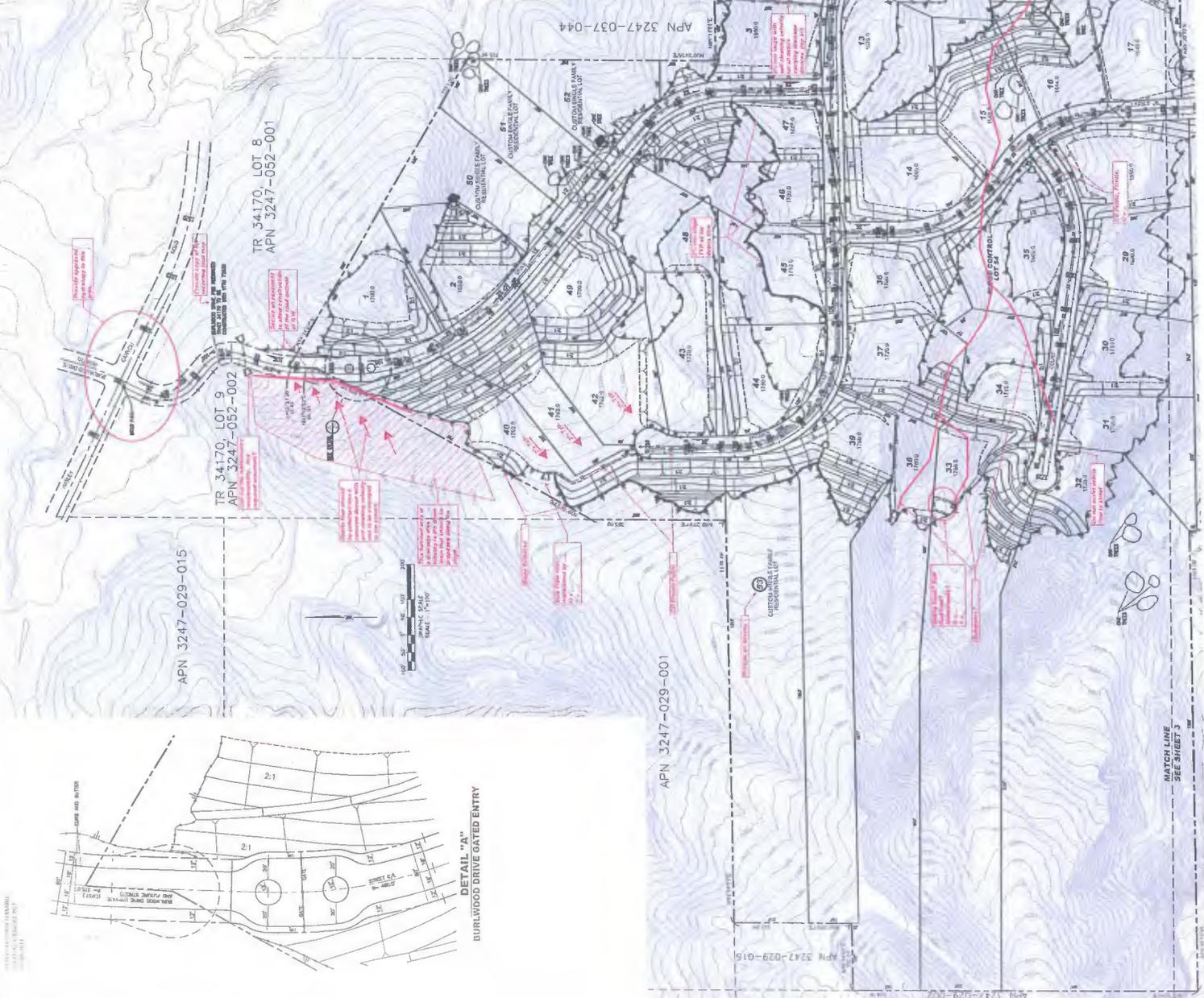
SHEET NO. **2**
 OF 3 SHEETS



DETAIL "D"
 TYPICAL RESIDENTIAL LOT LINE AND PRIVATE
 AND FUTURE STREET EASEMENT
 NOTE: OF PRIVATE AND FUTURE STREET EASEMENT

**STREET CENTERLINE
 CURVE TABLE**

CURVE NO.	BEARING	LENGTH	CHORD	OFFSET
1	S 89° 54' 00" E	100.00	100.00	0.00
2	S 89° 54' 00" E	100.00	100.00	0.00
3	S 89° 54' 00" E	100.00	100.00	0.00
4	S 89° 54' 00" E	100.00	100.00	0.00
5	S 89° 54' 00" E	100.00	100.00	0.00
6	S 89° 54' 00" E	100.00	100.00	0.00
7	S 89° 54' 00" E	100.00	100.00	0.00
8	S 89° 54' 00" E	100.00	100.00	0.00
9	S 89° 54' 00" E	100.00	100.00	0.00
10	S 89° 54' 00" E	100.00	100.00	0.00
11	S 89° 54' 00" E	100.00	100.00	0.00
12	S 89° 54' 00" E	100.00	100.00	0.00
13	S 89° 54' 00" E	100.00	100.00	0.00
14	S 89° 54' 00" E	100.00	100.00	0.00
15	S 89° 54' 00" E	100.00	100.00	0.00
16	S 89° 54' 00" E	100.00	100.00	0.00
17	S 89° 54' 00" E	100.00	100.00	0.00
18	S 89° 54' 00" E	100.00	100.00	0.00
19	S 89° 54' 00" E	100.00	100.00	0.00
20	S 89° 54' 00" E	100.00	100.00	0.00
21	S 89° 54' 00" E	100.00	100.00	0.00
22	S 89° 54' 00" E	100.00	100.00	0.00
23	S 89° 54' 00" E	100.00	100.00	0.00
24	S 89° 54' 00" E	100.00	100.00	0.00
25	S 89° 54' 00" E	100.00	100.00	0.00
26	S 89° 54' 00" E	100.00	100.00	0.00
27	S 89° 54' 00" E	100.00	100.00	0.00
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32	S 89° 54' 00" E	100.00	100.00	0.00
33	S 89° 54' 00" E	100.00	100.00	0.00
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35	S 89° 54' 00" E	100.00	100.00	0.00
36	S 89° 54' 00" E	100.00	100.00	0.00
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44	S 89° 54' 00" E	100.00	100.00	0.00
45	S 89° 54' 00" E	100.00	100.00	0.00
46	S 89° 54' 00" E	100.00	100.00	0.00
47	S 89° 54' 00" E	100.00	100.00	0.00
48	S 89° 54' 00" E	100.00	100.00	0.00
49	S 89° 54' 00" E	100.00	100.00	0.00
50	S 89° 54' 00" E	100.00	100.00	0.00
51	S 89° 54' 00" E	100.00	100.00	0.00
52	S 89° 54' 00" E	100.00	100.00	0.00
53	S 89° 54' 00" E	100.00	100.00	0.00
54	S 89° 54' 00" E	100.00	100.00	0.00
55	S 89° 54' 00" E	100.00	100.00	0.00
56	S 89° 54' 00" E	100.00	100.00	0.00
57	S 89° 54' 00" E	100.00	100.00	0.00
58	S 89° 54' 00" E	100.00	100.00	0.00
59	S 89° 54' 00" E	100.00	100.00	0.00
60	S 89° 54' 00" E	100.00	100.00	0.00



DETAIL "A"
 DURLWOOD DRIVE GATED ENTRY

MATCH LINE
 SEE SHEET 3

MATCH LINE
 SEE SHEET 3

APN 3247-029-015, APN 3247-029-001, APN 3247-037-044, APN 3247-037-028, APN 3247-037-030, APN 3247-037-067, APN 3247-037-049, APN 3247-037-016, APN 3247-037-045

TENTATIVE MAP DATED 01-07-14
EXHIBIT MAP DATED 01-07-14

It is recommended that this tentative map and exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

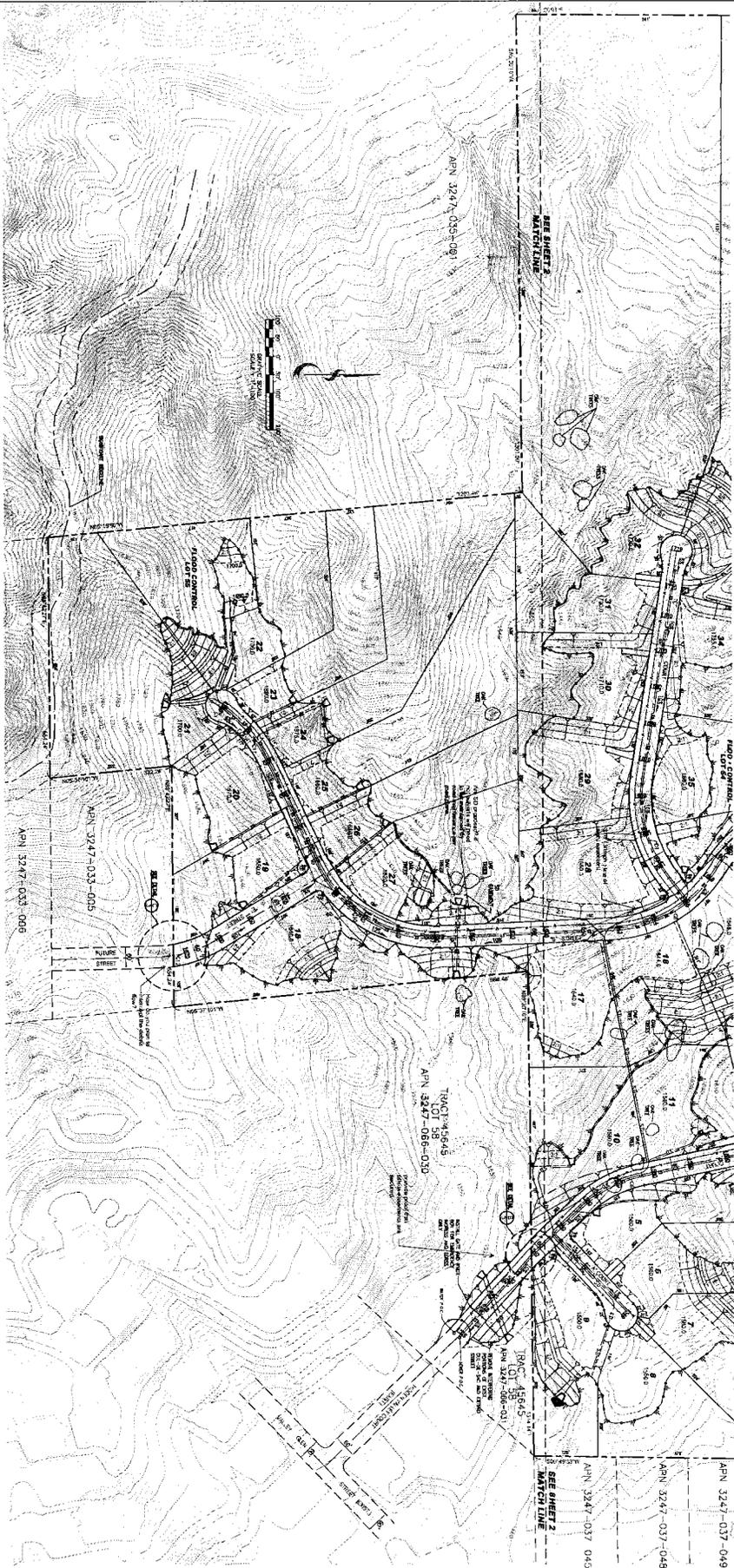
1. A traffic impact study shall be submitted directly to Public Works for review and approval and a review fee is also required. Based on the approved traffic study, a revised tentative map and/or conceptual striping plan may be required. For additional information, please contact Jeff Pletyak at (626) 300-4867 of our Traffic and Lighting Division.
2. Provide proof that the subdivider has secured the necessary off-site easement and/or right of way to allow for the construction of the necessary off-site grading and street improvements (paved access to nearest paved public roadway, and temporary turnaround) to the satisfaction of Public Works. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way prior to tentative map approval.
3. This proposed project involves public and private street construction of ten thousand (10,000) square feet or more of impervious surface area. Per the LID requirements of Los Angeles County Code Section 12.84.430 (C), disclose how this project will follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-08-009) to the maximum extent practicable for the proposed public streets.
4. A revised tentative map and Exhibit map is required. See additional road comments as shown in the attached files (2014-01-30 TTR 072630 Tentative Map dated 2014-01-07 RD checkprint.pdf) which can be found at the following ftp link: <ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTM%2072630/>.

PC

Prepared by Patricia Constanza
tr72630r.doc

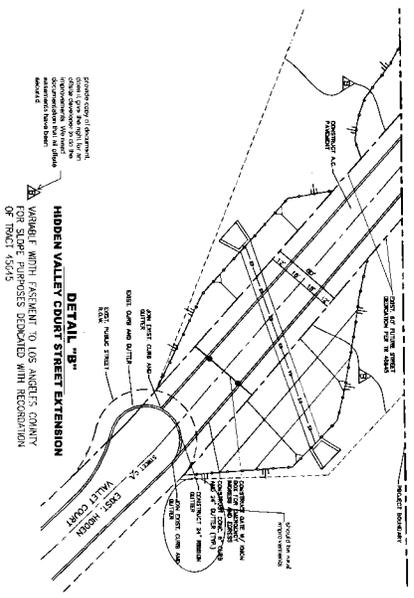
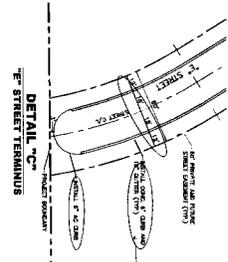
Phone (626) 458-4921

Date 02-03-2014



**STREET CENTERLINE
 CURVE TABLE**

STATION	CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
1+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
1+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
2+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
2+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
3+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
3+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
4+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
4+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
5+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
5+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
6+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
6+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
7+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
7+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
8+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
8+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
9+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
9+50	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00
10+00	S 88° 57' 30" W	100.00	N 88° 57' 30" E	100.00



DESIGNED:	JC
DRAWN:	J.SPENCE
CHECKED:	HH
SUPERVISED:	RD
PROJ. ENGINEER:	HH
DATE:	12-30-13
SCALE:	1" = 100'
JOB NUMBER:	944-002

**VESTING TENTATIVE MAP
 TRACT NO. 72630**

SRC WEST, INC.
 LAND PLANNING • ENGINEERING • SURVEYING
 25322 RIE CANYON ROAD, SUITE 201, SANTA CLARITA, CA. 91355
 Phone : (661) 257-6570; Fax : (661) 257-6577



NO.	REVISION	DESCRIPTION	BY	DATE

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- (1) Prior to tentative map approval the subdivider shall submit an area study to Public Works to determine if capacity is available in the proposed and existing sewerage system servicing this land division. If the system is found to have insufficient capacity, upgrade of the proposed and existing sewerage system is required to the satisfaction of Public Works.
- (2) Obtain a will serve letter from the Los Angeles County Sanitation District for the discharge of sewer into the sewers trunk line.
- (3) A revised tentative map is required to show the following additional items:
 - a. Lots 50-52 are below proposed street grade. Show how these lots are to be served by proposed sewer main lines.
 - b. Show location of existing sewer main lines to serve the proposed development with PC number.
 - c. Show how proposed sewer main line at the lowest point (elevation 1610) along "D" court can have an outlet by gravity sewer.
 - d. Label all private and future street to be sanitary sewer easement.
 - e. Show and call out all existing on-site public and private easements. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
 - f. Show any off-site improvements required by the approved area study, if any.

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Provide "Will Serve Letter" from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each parcel.
2. A revised tentative map is required to show the following:
 - a. Show and label existing water main lines with the name of Water Company.
 - b. Show and call out all existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.



Prepared by Imelda Ng
Tr72630w.doc

Phone (626) 458-4921

Date 01-30-2014

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION

Page 1/1

TRACT NO. 072630

TENTATIVE MAP DATED 01-07-2014
EXHIBIT "A" MAP DATED 01-07-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:



Prepared by John Chin

Phone (626) 458-4918

Date 02-03-2014

Tr72630L-new.doc

<http://planning.lacounty.gov/case/view/tr072630/>

The following reports consisting of ___ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
9. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
10. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
11. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
12. The first unit of this subdivision shall be filed as Tract No. 72630-01, the second unit, Tract No. 72630-02, and the last unit, Tract No. 72630.
13. Extend lot lines to the center of private and future streets or provide separate lots for the private and future streets.
14. Grant ingress/egress and utility easements to the public over the private and future or future streets.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.
16. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of the Department of Regional Planning and Public Works.
17. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
18. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

19. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
20. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.



Prepared by John Chin

Tr72630L-new.doc

<http://planning.lacounty.gov/case/view/tr072630/>

Phone (626) 458-4918

Date 02-03-2014

PRELIMINARY CONDITIONS:

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Make a private and future right of way offer 30 feet from centerline on Burlwood Drive; Hidden Valley Court, "C" Court and "E" Court including a cul-de-sac bulb on "C" Court and Hidden Valley Court west of "B" Street within the tract boundaries to the satisfaction of Public Works.
2. Make a private and future offer of right of way 29 feet from centerline on "A" Court and "D" Court including a cul-de-sac bulb to the satisfaction of Public Works.
3. Whenever there is a private and future offer provide a drainage statement/letter to the satisfaction of Public Works.
4. Provide property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.
5. Construct inverted shoulder pavement 14 feet (lane width) and 4 feet (shoulder width) with concrete flow lines on all local streets within the tract boundaries to the satisfaction of Public Works. Grade remaining parkway/shoulder at 2 percent cross-slope within ultimate right of way.
6. Provide offsite paved access (24 foot minimum width with 8 foot graded shoulders) along Burlwood Drive and Hidden Valley Court to the nearest paved public roadway to the satisfaction of Public Works. Secondary means of access may be required by the Fire Department. It shall be the sole responsibility of the subdivider to acquire the necessary easements and/or right of way for the offsite work.
7. Construct drainage improvements and offer easements needed for street drainage or slopes to the satisfaction of Public Works.
8. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
9. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per

the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances.

10. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
11. Provide a maximum 10 percent grade on all local streets to the satisfaction of Public Works.
12. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
13. Provide intersection sight distance and all applicable airspace easements commensurate with a design speed of 30 mph (310 feet) on Hidden Valley Court from "A" Court (northerly direction); on "B" Street from "C" Court (southerly direction) to the satisfaction of Public Works.
14. All line of sight easements shall be depicted on landscaping and grading plans.
15. Provide and install street name signs to the satisfaction of Public Works.
16. Install postal delivery receptacles in groups to serve two or more residential units.
17. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
18. Prior to final map approval, pay the fees established by the Board of Supervisors for the Castaic Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$18,650 per factored unit and is subject to change.
19. Obtain an encroachment permit for all affected oak trees within the proposed road improvements.
20. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total

assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

21. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works. If identified in the traffic study, prepare Traffic Signal Plans (Scale 1:20) for all intersections (both on-site and off-site) affected by the subdivision to the satisfaction of Public Works.
22. If required by the Traffic Impact Analysis, comply with the approved conceptual signing and striping plans dated _____. Provide detailed 40 foot scale signing and striping plans for off-site multi-lane highways and streets affected by this subdivision to the satisfaction of Public Works.



Prepared by Patricia Constanza
tr72630r.doc

Phone (626) 458-4921

Date 02-03-2014



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision No: TR 72630 Map Date: January 7, 2014

C.U.P. _____ Vicinity _____

- FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 88162404.
- Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 503 of the Fire Code, which requires all weather access. All weather access may require paving.
- Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to Tentative Map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- The Fire Department has no additional requirements for this division of land.

Comments: **The Fire Department does NOT recommend approval of this subdivision at this time. See additional page for specific holds and requirements.**

By Inspector: Juan C. Padilla Date February 4, 2014

Land Development Unit ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No: TR 72630 Map Date: January 7, 2014

Revised Report _____

- The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- The required fire flow for public fire hydrants at this location is **TBD** gallons per minute at 20 psi for a duration of __ hours, over and above maximum daily domestic demand. __ Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is ____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing ____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Fire hydrant requirements are as follows:
Install **TBD** public fire hydrant(s). Upgrade / Verify existing 2 public fire hydrant(s).
Install ____ private on-site fire hydrant(s).
- All hydrants shall measure 6øx 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
 Location: As per map on file with the office.
 Other location: ____
- All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- Hydrants and fire flows are adequate to meet current Fire Department requirements.
- Fire hydrant upgrade is not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **Provide a Preliminary Water Service Report from the Newhall County Water Company ensuring the extension of the water main will comply with the required fire flow.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date February 4, 2014

Land Development Unit ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

Subdivision No: TR 72630 Map Date: January 7, 2014

TENTATIVE MAP - HOLDS

Due to the number of existing units currently taking access off Hasley Canyon Road, the connection proposed as shown on the Tentative Map will not be accepted.

A secondary access road is required for this development. The access road shall be public and connect to an existing fully improved public road.

Provide written clearance from the Fire Department Planning Section prior to Tentative Map clearance. Contact (323) 881-2404 for submittal details on obtaining clearance.

Provide written clearance from the Fire Department Fuel Modification Unit prior to Tentative Map clearance. Contact (626) 969-5205 for submittal details on obtaining clearance.

Provide a Preliminary Water Service Report from the Los Angeles County Water Works District No 36 ensuring the extension of water main will comply with the required fire flow. Show the location of the existing public fire hydrants within 300 feet of the frontages along Burlwood Drive and Hidden Valley Court on the Exhibit Map.

Provide a fire flow test of the closest existing public fire hydrants to the development on Burlwood Drive and Hidden Valley Court.

All proposed flag lots shall provide a minimum unobstructed paved driveway width of 20 feet. Indicate compliance on the Exhibit Map. If the 20 feet flag lot driveway is proposed to be shared, a reciprocal easement agreement will be required.

By Inspector: Juan C. Padilla Date: February 4, 2014

Land Development Unit ó Fire Prevention Division ó (323) 890-4243, Fax (323) 890-9783



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map #	72630	DRP Map Date: 01/07/2014	SCM Date: 02/13/2014	Report Date: 02/03/2014
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic	Map Type: TENTATIVE

Total Units = Proposed Units + Exempt Units

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.56
IN-LIEU FEES:	\$107,512

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$107,512 in-lieu fees.

Trails:

Comments:

***Advisory:

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber
James Barber, Land Acquisition & Development Section



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map #	72630	DRP Map Date:	01/07/2014	SMC Date:	02/13/2014	Report Date:	02/03/2014
Park Planning Area #	35B	CASTAIC/VAL VERDE	CSD: Castaic	Map Type: TENTATIVE			

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)people x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

- Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.
- Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.
- U = Total approved number of Dwelling Units.
- X = Local park space obligation expressed in terms of acres.
- RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **53** = Proposed Units **53** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.54	0.0030	53	0.56
M.F. < 5 Units	2.37	0.0030	0	0.00
M.F. >= 5 Units	2.88	0.0030	0	0.00
Mobile Units	3.02	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				0.56

Park Planning Area = **35B CASTAIC/VAL VERDE**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	0.56	\$191,986	\$107,512

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
0.56	0.00	0.00	0.56	\$191,986	\$107,512



JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
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www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

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Tract Map No. 072630

Vicinity: Castaic

Vesting Tentative Tract Map Date: January 7, 2014

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Vesting Tentative Tract Map 072630** based on the use of public water (Los Angeles County Waterworks) and public sewer (Los Angeles County Sanitation District) as proposed. Please forward a current original copy of signed “Will Serve” letter from the water purveyor to this Department.

Any variation from the approved use of water supply and/or approved method of sewage disposal shall render this approval null and void.

Prepared by: Vicente Banada^{V.B.} Phone No. (626) 430-5385 Date: January 21, 2014